

L21000169136

(Requestor's Name)

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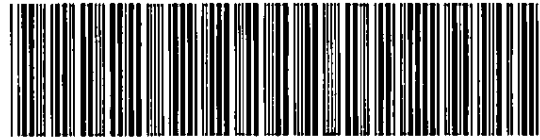
(Business Entity Name)

(Document Number)

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THE COHRS LAW GROUP, P.A.

ATTORNEYS AND COUNSELORS AT LAW

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† Denis A. Cohrs, Esq.
Matthew R. Payne, Esq.

† Board Certified Real Estate Attorney

July 27, 2021

Department of State
Division of Corporations
Corporate Filings
P.O. Box 6327
Tallahassee, FL 32314

RE: Southern Roots Realty Referrals, LLC

Dear Clerk,

Enclosed please find the Amended and Restated Articles of Organization of Southern Roots Realty Referrals, LLC (Document Number L21000169136) along with a check made payable to the Florida Department of State in the amount of \$25.00 for the filing fee. Please return your letter of acknowledgment to our office at The Cohrs Law Group, P.A., 2841 Executive Drive, Suite 120, Clearwater, FL 33762.

Thank you.

A handwritten signature in black ink, appearing to read "M. R. Payne".

Matthew R. Payne, Esq.

MRP/kc:

Enclosures as stated above.

**AMENDED AND RESTATED
ARTICLES OF ORGANIZATION
OF
SOUTHERN ROOTS REALTY REFERRALS, LLC**

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CLERK OF STATE
TALLAHASSEE, FL

SOUTHERN ROOTS REALTY REFERRALS, LLC, a limited liability company organized and existing under the laws of the State of Florida (the "Company"), the Articles of Organization of which were filed on April 12, 2021 and assigned Document Number L21000169136 under the hand of its undersigned authorized agent, hereby certifies that on July 25, 2021, the members of the Company duly adopted and approved an amendment to the Articles of Organization of the Company deleting all Articles thereof, in their entirety, and by substituting therefor the following:

(All capitalized terms contained in these Articles of Organization shall have the meaning ascribed to them herein or in Chapter 605, Florida Statutes, The Revised Florida Limited Liability Act).

**ARTICLE I
NAME**

The name of this Limited Liability Company is **SOUTHERN ROOTS REALTY REFERRALS, LLC**.

**ARTICLE II
COMMENCEMENT OF EXISTENCE AND DURATION**

The existence of this Limited Liability Company (the "Company") shall commence as of the effective date of the initial filing of Articles of Organization, and it shall thereafter have perpetual existence.

**ARTICLE III
MAILING ADDRESS AND PRINCIPAL OFFICE**

The principal place of business of the Company shall be:

**1500 Fourth Street North
St. Petersburg, FL 33704**

and such other place or places in or outside of the State of Florida as the Company may from time to time determine.

ARTICLE IV
REGISTERED AGENT

The initial Registered Agent and Registered Office of the Company shall be:

Natalie B. DeVicente
1500 Fourth Street North
St. Petersburg, FL 33704

ARTICLE V
PURPOSE

The Company may engage in the transaction of any or all lawful business for which limited liability companies may be organized under the laws of the State of Florida.

ARTICLE VI
OPERATING AGREEMENT

The Members of the Company shall adopt an Operating Agreement containing all provisions for the regulation and management of the Company not inconsistent with laws of the State of Florida or these Articles.

ARTICLE VII
MANAGEMENT OF BUSINESS

The conduct and management of this Limited Liability Company, pursuant to specific rules regarding the rights and duties of the Member or Members, as enumerated in the Operating Agreement of this Limited Liability Company, shall be vested solely in one or more Managers appointed by the Members. At least one Manager of this limited Liability Company shall at all times be duly licensed as a real estate broker by the Florida Department of Business and Professional Regulation or other applicable agency of the State of Florida regulating the conduct of professional real estate brokerage services. The name and business address of the initial Manager of this Limited Liability Company, who shall hold office until replaced in accordance with the Operating Agreement of this Limited Liability Company, is:

Natalie B. DeVicente
1500 Fourth Street North
St. Petersburg, FL 33704

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FLORIDA
CLERK OF DISTRICT COURT

ARTICLE VIII
INITIAL MEMBER

The name and business address of the initial Member of this Company is:

Southern Roots Realty, LLC
1500 Fourth Street North
St. Petersburg, FL 33704

ARTICLE IX
OWNERSHIP OF PROPERTY

Real or personal property originally brought into or transferred to the Company, or acquired by the Company by purchase or otherwise shall be held and owned, and conveyance shall be made, in the name of the Company.

ARTICLE X
TRANSFERABILITY OF MEMBERS' INTEREST

A Member's interest in the Company may be transferred, whether voluntarily or involuntarily, only with the unanimous written consent of all the Members of the Company if the transferee intends to become a Member. Without this consent, the transferee shall not be entitled to become a Member or to participate in the management of the Company.

ARTICLE XI
ADMISSION OF NEW MEMBERS

Additional Members may be admitted from time to time on such terms and conditions as are set forth by a unanimous vote of all existing Members.

ARTICLE XII
AMENDMENTS


These Articles may be amended from time to time by the unanimous agreement of the Members, and the amendments shall be filed with the Florida Department of State, duly signed by an Authorized Representative of the Company.

STATE OF FLORIDA
TALLAHASSEE, FL

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IN WITNESS WHEREOF, the undersigned, as an authorized agent and representative for all Members, has executed these Amended and Restated Articles of Organization on this 25th day of July, 2021.


Natalie B. DeVicente, authorized agent

**CERTIFICATE OF ACCEPTANCE OF
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED**

Having been named as Registered Agent to accept service of process for the above named Limited Liability Company, at the place designated in these Articles, I hereby acknowledge that I am familiar with my obligations as Registered Agent and agree to act in this capacity, and I further agree to comply with the provisions of all laws and regulations relative to the proper and complete performance of my duties.


Natalie B. DeVicente

Date: July 25, 2021

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TALLAHASSEE, FL